



Permitting and Inspections Department
Michael A. Russell, MS, Director

November 17, 2017

MCPHERSON JAMES E
31 HIGGINS ST #2
PORTLAND, ME 04103

CBL: 434 A001001
Located at: 260 VERANDA ST

Certified Mail 7014 2870 0002 2191 9713

Dear MCPHERSON JAMES E,

An evaluation of the above-referenced property on **11/16/2017** shows that the structure fails to comply with Chapter 10 of the Code of Ordinances of the City of Portland, Fire Prevention and Protection. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises will occur on or before **12/19/2017** which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 10-Article III of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Sarapas".

Matthew Sarapas
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager MCPHERSON JAMES E		Inspector Matthew Sarapas	Inspection Date 11/16/2017
Location 260 VERANDA ST	CBL 434 A001001	Status Failed	Inspection Type Housing Safety Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 206

Violation: SMOKE ALARMS / BEDROOMS; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: in all sleeping rooms.

Notes: NFPA 101 (2009) 24.3.4.1(1), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)
First floor bedrooms need code compliant smoke alarms, hardwired alarms appear to have been removed by tenants.

2) 207

Violation: CARBON MONOXIDE ALARMS / LEVEL; Carbon Monoxide Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) Carbon Monoxide alarms must be powered by the (A) building electrical system, or (B) 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) on each level of the dwelling unit, and (2) including the basement.

Notes: NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468
Basement, first floor

3) 205

Violation: SMOKE ALARMS / LEVEL; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) within 21 feet of any door to a sleeping room and (2) in living areas separated by doors on each level of the dwelling unit and (3) including the basement.

Notes: NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)
First floor smoke alarm needs to be properly mounted on wall or ceiling.

4) 210

Violation: ESCAPE WINDOWS; Escape Windows - One and Two-Family Dwellings: Escape windows shall be a free and clear outside window or door operable from the inside without the use of tools, keys, or special effort. Windows shall be within 20 feet of the finished ground level or accessible by rescue apparatus (if approved), or opening onto an exterior balcony and when below ground level shall be provided with an accessible, free and clear, window well.
NFPA 101 (2009) 24.2.2.3.3

Notes: Owner unable to demonstrate operation of possible egress windows in basement bedrooms.

5) 211

Violation: OTHER

Notes: Open spaces in basement service panel need to be filled.

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6) 209

Violation: FIRE DOORS / SELF CLOSING

Notes: Fire doors required for shared egress for first and second floor units if property is to remain a 3 unit.

7) 211

Violation: OTHER

Notes: Owner shall contact zoning to apply for legalization of the third unit in basement.

Comments: See G drive for NOV for third unit